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817 Water St.
Grayville, IL 62844
Asking Price: \$99,900

Information About Listing

| | | | |
|-----------------------------|--------------------------------|------------------------------|---|
| Year Built | Unknown | County | White |
| Type of Construction | Frame, 1-Story | PIN | 05-21-307-006; 05-21-307-007 |
| Square Footage m/l | 1,942 (w/ “finished” attic) | School District | Grayville CUSD #1 |
| Total Rooms | 7 | Heat | Baseboard (gas boiler, age ?) |
| Bedrooms | 3 | A/C | Central (“Coleman,” age ?) |
| Bathrooms | 1 Full; 1 Half | Water | City |
| Foundation | Partial Basement (block/brick) | Sewer | City |
| Garage | Detached 1.5-car (18’x36’) | Average Utilities m/l | \$163.00 (Elec.); \$155.11 (City: gas, water, sewer, trash) |
| Lot Size m/l | 81.45’x151.8’ (total) | Property Taxes m/l | \$1,432.74 (w/ owner occ. exemption ONLY) |

Notes

Room Dimensions—Kitchen: 9’x12’4”; Dining Room: 12’x8’2”; Living Room: 21’6”x14’6”; Family Room: 10’2”x17’6”; Master Bedroom: 14’10”x16’6”; En Suite Half Bathroom: 5’4”x5’8”; Bedroom 2: 11’6”x11’2”; Main Bathroom: 6’10”x7’10”; Bedroom 3: 11’6”x11’2”; Partially Finished Attic/Bonus Room: 13’x33’

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner (in garage office); All Planted Vegetation; Fireplace (w/ Gas Logs); Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Central Air Conditioner (new coil); Water Softener (not working); Light Fixtures, as they exist; Basement Dehumidifier (like-new); Patio Furniture; Pagoda; Firepit; Outdoor TV Stand; Dining Room Hutch

More Features... 100-amp electrical service on breakers; composite shingle roof (age ?); aluminum siding; wood windows with storms; asphalt and concrete driveway; attractive concrete (with brick) open front porch (irregular, app. 205 sq. ft.); new 12’x25’ concrete back patio; 7’x7’ concrete side stoop/entrance; “true green” lawn treatment (last 2 years); new front landscaping; plaster/drywall throughout with some wood paneling; new light fixtures/fans in living room and dining room; new toilets in both bathrooms; new light/fan in master bedroom; new LED “smart lighting” for living room shelves (Siri or Alexa); custom “Levolor” blinds; Ameren provides electricity; City of Grayville provides natural gas, water, sewer, and trash pickup; **Special Note: Detached Garage includes a finished office space measuring app. 16’x18’**

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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